093.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	636,000	/	636,000
USE VALUE:	636,000	/	636,000
ASSESSED:	636,000	/	636,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NECHELES PETER C
Owner 2:	BRIGGETT MARLISSA
Owner 3:	
Street 1:	46 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,380 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5380.000	229,000		407,000	636,000
Total Card	0.124	229,000		407,000	636,000
Total Parcel	0.124	229,000		407,000	636,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.23 | /Parcel: 489.2

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
60105			08/16/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0002-0001.0

!7584!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,200	0	5,380.	407,000	636,200	636,200	Year End Roll	12/18/2019
2019	101	FV	196,600	0	5,380.	412,800	609,400	609,400	Year End Roll	1/3/2019
2018	101	FV	196,600	0	5,380.	308,100	504,700	504,700	Year End Roll	12/20/2017
2017	101	FV	196,600	0	5,380.	279,100	475,700	475,700	Year End Roll	1/3/2017
2016	101	FV	196,600	0	5,380.	267,400	464,000	464,000	Year End	1/4/2016
2015	101	FV	191,700	0	5,380.	226,700	418,400	418,400	Year End Roll	12/11/2014
2014	101	FV	191,700	0	5,380.	215,100	406,800	406,800	Year End Roll	12/16/2013
2013	101	FV	191,700	0	5,380.	204,700	396,400	396,400		12/13/2012

PRINT

Date	Time
12/10/20	22:12:22

LAST REV

Date	Time
12/26/19	13:25:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACFETRIDGE DAN	29021-216		8/27/1998		258,500	No	No		Y

USER DEFINED

Prior Id # 1:	60105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1509	Renovate	21,000					
9/27/2018	1405	Addition	212,000	O				
4/7/2006	244	New Wind	12,865	O		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	345	PATRIOT
2/2/2000	Meas/Inspect	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5380		Sq. Ft.	Site		0	70.	1.08	5									406,980						407,000	

Total AC/HA:	0.12351	Total SF/SM:	5380	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	406,980	Spl Credit		Total:	407,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331953
Depreciation:	102905
Depreciated Total:	229047

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3				Baths: 1			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

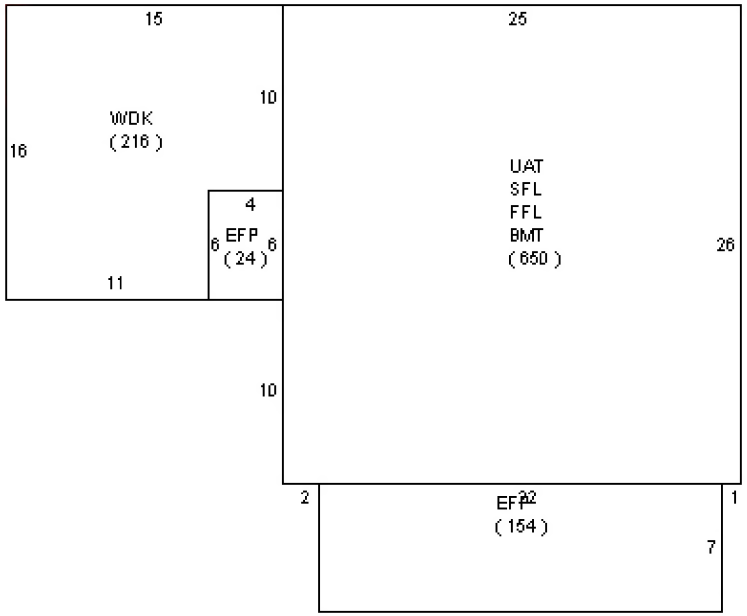
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	91.34
Final Total:	229000	Val/Su SzAd	176.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	49.610	32,248
FFL	First Floor	650	165.380	107,494
SFL	Second Floor	650	165.380	107,494
WDK	Deck	216	10.420	2,250
EFP	Enclos Porch	178	41.670	7,417
UAT	Upper Attic	163	66.150	10,749

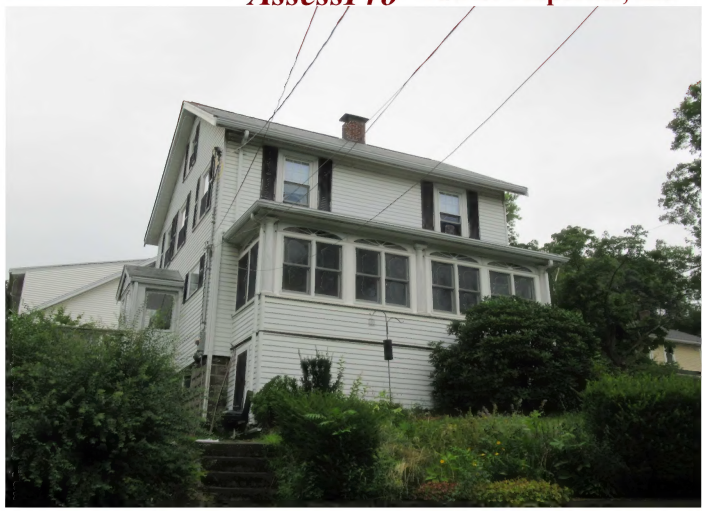
Net Sketched Area:	2,507			Total:	267,652
Size Ad	1300	Gross Are	2994	FinArea	1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	1998	0.00	T	12.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	